

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/21/00695	Your Ref:	APP/17/01324
EH Case Officer Extn:	44 6677	Date:	14 April 2021
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/17/01324		
Site Address:	Plot 4A, Dunsbury Park, Fitzwygram Way, Havant		
Proposed Development:	Variation of Condition B6 of Planning Permission APP/15/00732 to remove restriction on proportion of B8 floorspace allowed within the Dunsbury Park development, and thus provide for a maximum mixed use floor space of 61,779sqm within Classes B1, B2 and/or B8 of the Use Classes Order 1987 as amended.(13.12.18). Request to discharge conditions A3, A5, A10, A11, A12 & 13, A14, A17 & 18 and B10 (03.12.20).		

Observations / Comments:

Conditions A11, CEMP, and A13, Site Compound & Storage

I understand that Mark Moss has reviewed the submissions in respect of these conditions, and has raised no objections. I have not reviewed any documentation, and will not have any further comments to add.

Condition A14, Contamination

I have reviewed the Ridge Ground Conditions Assessment Ref: 5002713-815-01, dated 22/05/2017, which covers the entire phase 1 area of the Dunsbury Hill Farm Development.

15 no. trial holes coincide with the Plot 4A area, although neither trial hole logs nor any chemical test results are presented for the 8 machine dug trial pits (TP514, TP519-TP525). Results are presented for the 4 no. Boreholes and 3 no. Windowless Sample holes.

One trial hole identified a small amount of Made Ground, with some marginally elevated contaminants associated. Phenols are also marginally elevated in a number of samples. Ground gas results indicate some elevated CO₂ only, with the most significant flows recorded considered likely to be representative of rising groundwater, rather than being representative of significant gas generation in soils.

In consideration of the available results, I would conclude that there is no evidence of contamination within the Plot 4A red-line area that could be considered to be significant in the context of a commercial scheme.

No remediation is considered to be necessary, and so there are no requirements under condition A14 parts iii) or iv). I would therefore recommend that all parts of condition A14 be discharged.

Mr. Jonathan Driver
Environmental Control Officer